

**OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION
JULY 15, 2014 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning property located at 6706 South University Avenue from R-2 to C-4 (with conditions) . (Z-4516-B)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The owner of the 0.74-acre property located at 6706 South University Avenue is requesting that the zoning be reclassified from R-2, Single-Family District, to C-4, Open Display District, (with conditions).</p>	
FISCAL IMPACT	<p>None</p>	
RECOMMENDATION	<p>Approval of the ordinance.</p>	
CITIZEN PARTICIPATION	<p>The Planning Commission reviewed this issue at its June 12, 2014, meeting, and there were several persons present in opposition. All owners of property located within 200 feet of the site and the South Brookwood Ponderosa, Wakefield and SWLR United for Progress Neighborhood Associations were notified of the public hearing.</p> <p>The Commission voted to recommend approval of the rezoning, as amended with conditions added by the applicant. The vote was 10 ayes, 0 nays and 1 absent.</p>	

BACKGROUND

Dorothy Ukegbu, owner of the 0.74-acre property located at 6706 South University Avenue, is requesting to rezone the property from R-2, Single-Family District, to C-4, Open Display District. The 0.74-acre property is part of a larger ownership (6706 South University Avenue). The property is located at the rear (west end) of the overall property. The rezoning is proposed in order to incorporate this property into the larger C-4 zoned area for use as an auto dealership.

The property is currently undeveloped and grass covered. Mixed commercial uses on C-4 zoned property are located to the north and south along South University Avenue (west side). Light Industrial and commercial uses are located across South University Avenue to the east. R-2 zoned property is located immediately to the west along the east side of Mabelvale Pike. Single-Family residences are located along the west side of Mabelvale Pike.

The City's Future Land Use Plan designates this property as Commercial. The requested C-4 zoning does not require an amendment to the plan.

Staff is supportive of the requested C-4 zoning. Staff views the request as essentially a "clean-up" type issue. The proposed C-4 zoning will fill-in a small gap in the existing C-4 zoning line, while maintaining the R-2 zoned buffer area along the east side of Mabelvale Pike. There will be approximately 200 feet of R-2 zoning between the proposed C-4 zoning and Mabelvale Pike. The R-2 zoned buffer area extends along the west side of the majority of the C-4 zoning located along the west side of South University Avenue. Staff believes the rezoning of this 0.74-acre property will have no adverse impact on the adjacent properties or the general area.

The applicant amended the rezoning application at the Planning Commission public hearing by adding the following conditions:

1. No entrance to the property from Mabelvale Pike. A gate in the fence will allow access from the commercial zoned property onto the residential zoned portion only to allow for the mowing and maintenance of the R-2 zoned property.

**BACKGROUND
CONTINUED**

2. All lights on the property are to be shielded downward and into the site.
3. There is to be no salvage of any kind on the property.
4. The wood fence and the green space on the R-2 zoned property must be maintained.